

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: September 2007

New Home Market Weaker Starts Through August

Housing starts in the Greater Toronto Area (GTA), on an unadjusted basis, were down almost 19 per cent this year compared to the first eight months of 2006.

New home construction in the GTA has been a tale of two diverging building techniques in 2007. High-rise starts have been considerably lower, while low-rise (single-detached, semi-detached and row houses) home starts have bucked a downward trend observed through the end of 2006.

A large backlog of pre-sold condo-

minium apartments has built up this year, since construction started on less than half the number compared to the same period last year. The number of condominium apartments under construction continues to trend near record levels, while year-to-date completions remain at less than 50 per cent of the number reached through August of last year. As more projects reach completion going forward, expect condominium apartment starts to rebound into 2008.

Strong pre-construction sales of low-rise home types, which took place in 2006 and the first half of 2007, have translated into strong starts so far this year for single-detached, semi-detached and row

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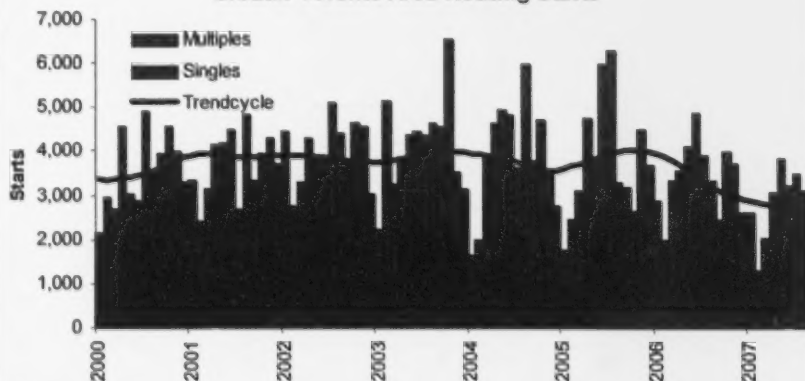
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Greater Toronto Area Housing Starts



Source: CMHC

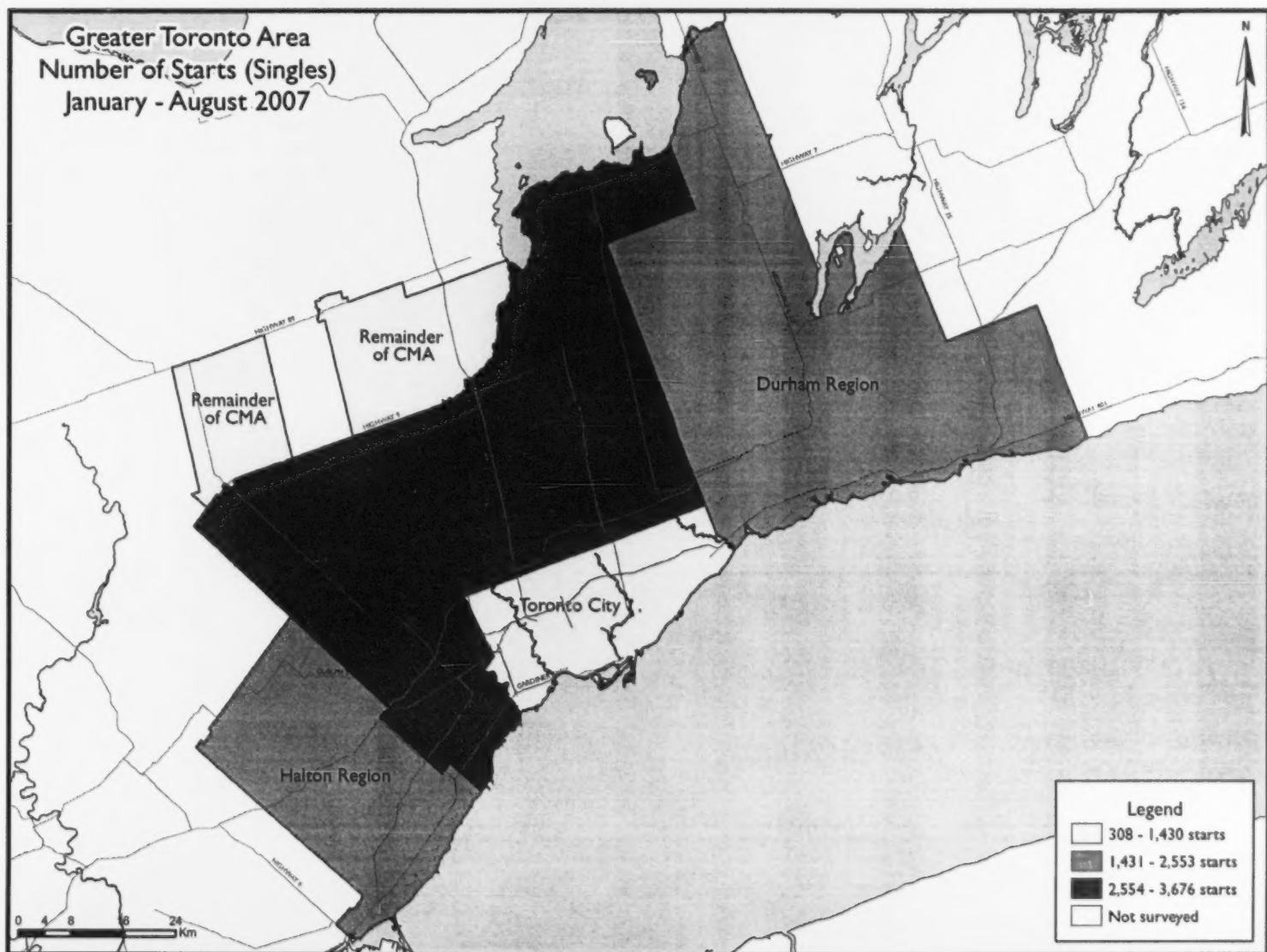
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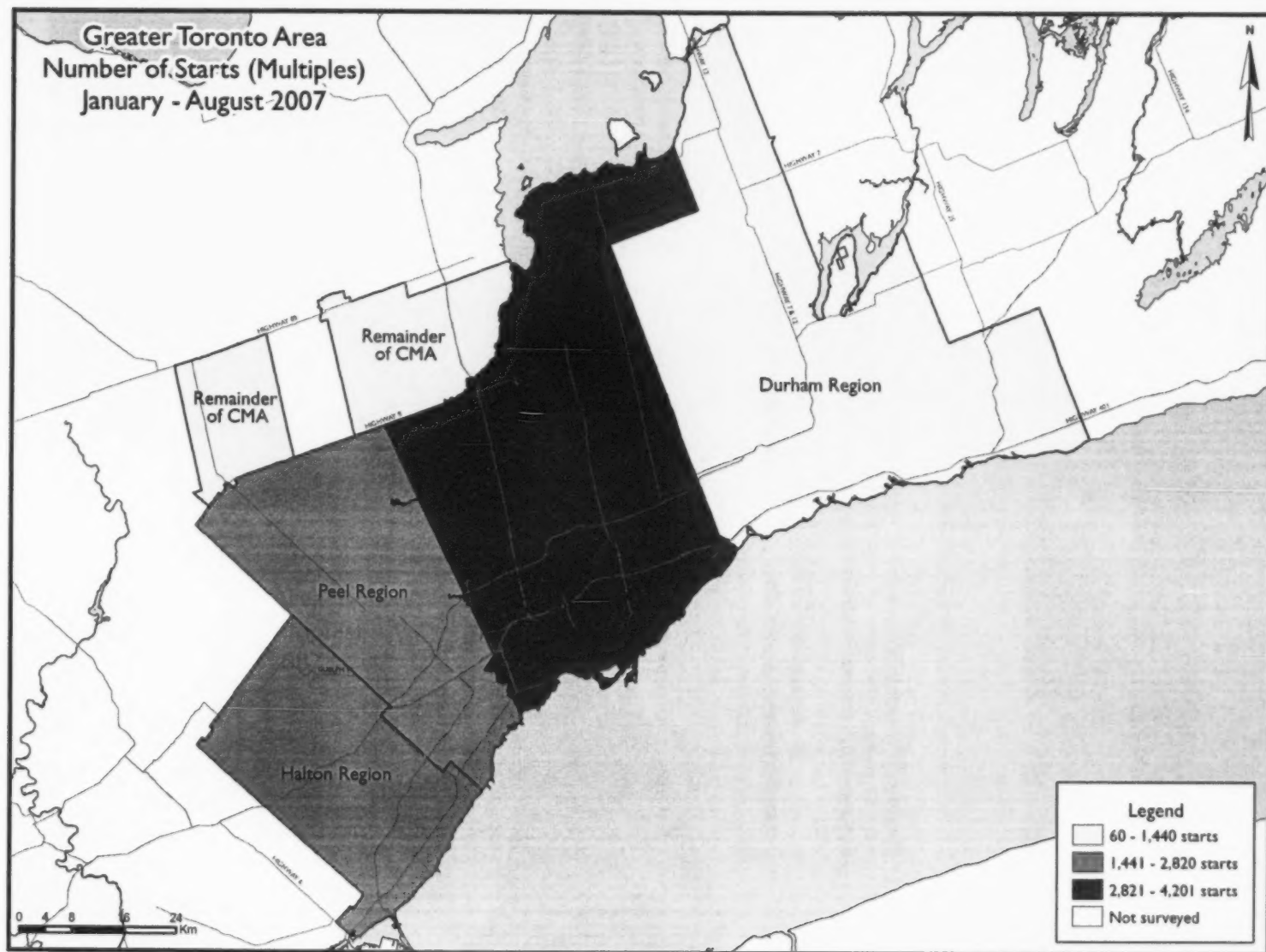
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houses. Low rise home starts have increased in Halton, Peel and York regions year-to-date. Tighter resale market conditions in the last quarter of 2006 and first half 2007, driven by positive labour market conditions and low borrowing costs, resulted in an increased number of households turning to the new home market.





ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
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- 4 Absorbed Single-Detached Units by Price Range
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- 1.1 Housing Activity Summary by Submarket
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- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2007	1,319	206	662	0	72	428	4	172	2,863
August 2006	1,229	288	316	2	31	897	0	243	3,006
% Change	7.3	-28.5	109.5	-100.0	132.3	-52.3	n/a	-29.2	-4.8
Year-to-date 2007	9,454	1,920	3,488	12	987	4,713	4	507	21,085
Year-to-date 2006	9,064	1,874	2,625	46	1,106	9,637	8	1,024	25,384
% Change	4.3	2.5	32.9	-73.9	-10.8	-51.1	-50.0	-50.5	-16.9
UNDER CONSTRUCTION									
August 2007	9,706	1,744	4,245	18	1,103	24,889	4	2,554	44,263
August 2006	8,657	1,593	3,035	56	1,312	24,694	22	2,080	41,449
% Change	12.1	9.5	39.9	-67.9	-15.9	0.8	-81.8	22.8	6.8
COMPLETIONS									
August 2007	1,079	216	395	4	188	380	0	42	2,304
August 2006	1,580	426	362	4	363	1,545	0	0	4,280
% Change	-31.7	-49.3	9.1	0.0	-48.2	-75.4	n/a	n/a	-46.2
Year-to-date 2007	8,991	1,652	2,359	19	901	5,262	0	350	19,534
Year-to-date 2006	10,248	2,130	2,623	24	1,348	10,447	24	857	27,701
% Change	-12.3	-22.4	-10.1	-20.8	-33.2	-49.6	-100.0	-59.2	-29.5
COMPLETED & NOT ABSORBED									
August 2007	308	46	124	0	30	293	14	54	869
August 2006	274	53	140	0	18	608	3	263	1,359
% Change	12.4	-13.2	-11.4	n/a	66.7	-51.8	**	-79.5	-36.1
ABSORBED									
August 2007	1,089	216	399	4	175	352	0	7	2,242
August 2006	1,588	422	350	4	370	1,521	0	69	4,324
% Change	-31.4	-48.8	14.0	0.0	-52.7	-76.9	n/a	-89.9	-48.1
Year-to-date 2007	9,041	1,662	2,380	19	909	5,521	8	385	19,925
Year-to-date 2006	10,340	2,168	2,632	25	1,358	10,364	22	609	27,518
% Change	-12.6	-23.3	-9.6	-24.0	-33.1	-46.7	-63.6	-36.8	-27.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2007	208	0	14	0	0	0	0	6	228
August 2006	218	0	11	0	0	30	0	0	259
% Change	-4.6	n/a	27.3	n/a	n/a	-100.0	n/a	n/a	-12.0
Year-to-date 2007	1,127	6	82	0	17	0	0	6	1,238
Year-to-date 2006	1,418	14	188	0	58	414	0	0	2,092
% Change	-20.5	-57.1	-56.4	n/a	-70.7	-100.0	n/a	n/a	-40.8
UNDER CONSTRUCTION									
August 2007	1,188	4	131	0	61	425	0	6	1,815
August 2006	1,344	18	197	0	77	510	0	0	2,146
% Change	-11.6	-77.8	-33.5	n/a	-20.8	-16.7	n/a	n/a	-15.4
COMPLETIONS									
August 2007	159	2	0	0	0	0	0	0	161
August 2006	233	4	0	0	0	36	0	0	273
% Change	-31.8	-50.0	n/a	n/a	n/a	-100.0	n/a	n/a	-41.0
Year-to-date 2007	1,264	10	142	0	77	132	1	0	1,626
Year-to-date 2006	1,334	10	155	0	0	216	16	4	1,735
% Change	-5.2	0.0	-8.4	n/a	n/a	-38.9	-93.8	-100.0	-6.3
COMPLETED & NOT ABSORBED									
August 2007	46	4	19	0	10	21	0	0	100
August 2006	32	0	11	0	0	0	0	0	43
% Change	43.8	n/a	72.7	n/a	n/a	n/a	n/a	n/a	132.6
ABSORBED									
August 2007	176	1	4	0	2	17	0	0	200
August 2006	234	4	3	0	0	43	0	0	284
% Change	-24.8	-75.0	33.3	n/a	n/a	-60.5	n/a	n/a	-29.6
Year-to-date 2007	1,259	8	138	0	67	113	1	0	1,586
Year-to-date 2006	1,300	10	164	0	1	219	16	4	1,714
% Change	-3.2	-20.0	-15.9	n/a	**	-48.4	-93.8	-100.0	-7.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2007	1,517	224	682	0	76	428	4	178	3,109
August 2006	1,480	288	326	0	45	927	0	243	3,309
% Change	2.5	-22.2	109.2	n/a	68.9	-53.5	n/a	-26.7	-6.0
Year-to-date 2007	10,656	1,946	3,594	2	1,108	4,801	4	513	22,624
Year-to-date 2006	10,498	1,972	2,928	12	1,289	10,051	16	1,132	27,898
% Change	1.5	-1.3	22.7	-83.3	-14.0	-52.2	-75.0	-54.7	-18.9
UNDER CONSTRUCTION									
August 2007	11,009	1,770	4,472	2	1,273	25,470	4	2,668	46,668
August 2006	10,182	1,641	3,316	25	1,494	25,342	59	2,346	44,405
% Change	8.1	7.9	34.9	-92.0	-14.8	0.5	-93.2	13.7	5.1
COMPLETIONS									
August 2007	1,250	218	383	4	188	380	4	9	2,436
August 2006	1,842	450	341	0	378	1,637	0	0	4,648
% Change	-32.1	-51.6	12.3	n/a	-50.3	-76.8	n/a	n/a	-47.6
Year-to-date 2007	10,382	1,662	2,579	7	1,078	5,464	37	317	21,526
Year-to-date 2006	11,661	2,242	2,882	8	1,474	10,945	54	861	30,127
% Change	-11.0	-25.9	-10.5	-12.5	-26.9	-50.1	-31.5	-63.2	-28.5
COMPLETED & NOT ABSORBED									
August 2007	355	50	145	0	45	338	19	62	1,014
August 2006	306	58	156	0	21	633	13	263	1,450
% Change	16.0	-13.8	-7.1	n/a	114.3	-46.6	46.2	-76.4	-30.1
ABSORBED									
August 2007	1,275	217	393	4	180	369	1	47	2,486
August 2006	1,855	445	355	0	386	1,620	10	69	4,740
% Change	-31.3	-51.2	10.7	n/a	-53.4	-77.2	-90.0	-31.9	-47.6
Year-to-date 2007	10,373	1,673	2,593	7	1,074	5,705	44	535	22,004
Year-to-date 2006	11,641	2,275	2,895	9	1,482	10,860	48	613	29,823
% Change	-10.9	-26.5	-10.4	-22.2	-27.5	-47.5	-8.3	-12.7	-26.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
August 2007	135	34	352	0	0	389	0	168	1,078
August 2006	117	28	72	0	0	22	0	243	482
York Region									
August 2007	459	62	93	0	19	39	4	4	680
August 2006	495	76	92	0	0	58	0	0	721
Peel Region									
August 2007	431	108	94	0	30	0	0	0	663
August 2006	337	176	22	0	2	817	0	0	1,354
Halton Region									
August 2007	214	18	117	0	8	0	0	0	357
August 2006	244	2	55	0	43	0	0	0	344
Durham Region									
August 2007	278	2	26	0	19	0	0	6	331
August 2006	287	6	85	0	0	30	0	0	408
Toronto CMA									
August 2007	1,319	206	662	0	72	428	4	172	2,863
August 2006	1,229	288	316	2	31	897	0	243	3,006
Oshawa CMA									
August 2007	208	0	14	0	0	0	0	6	228
August 2006	218	0	11	0	0	30	0	0	259
Greater Toronto Area									
August 2007	1,517	224	682	0	76	428	4	178	3,109
August 2006	1,480	288	326	0	45	927	0	243	3,309

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
August 2007	1,192	226	1,300	0	174	18,534	0	1,929	23,355
August 2006	949	183	482	0	375	19,097	22	1,399	22,507
York Region									
August 2007	3,378	760	1,343	0	286	2,745	4	5	8,521
August 2006	3,142	590	1,187	5	261	1,793	0	64	7,042
Peel Region									
August 2007	3,117	586	647	2	230	2,937	0	620	8,139
August 2006	2,244	620	383	19	486	3,432	0	617	7,801
Halton Region									
August 2007	1,368	86	586	0	503	829	0	108	3,480
August 2006	1,126	146	648	1	183	451	37	266	2,858
Durham Region									
August 2007	1,954	112	596	0	80	425	0	6	3,173
August 2006	2,722	102	616	0	189	569	0	0	4,198
Toronto CMA									
August 2007	9,706	1,744	4,245	18	1,103	24,889	4	2,554	44,263
August 2006	8,657	1,593	3,035	56	1,312	24,694	22	2,080	41,449
Oshawa CMA									
August 2007	1,188	4	131	0	61	425	0	6	1,815
August 2006	1,344	18	197	0	77	510	0	0	2,146
Greater Toronto Area									
August 2007	11,009	1,770	4,472	2	1,273	25,470	4	2,668	46,668
August 2006	10,183	1,641	3,316	25	1,494	25,342	59	2,346	44,406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
August 2007	80	12	23	0	14	247	0	3	379
August 2006	187	12	104	0	4	726	0	0	1,033
York Region									
August 2007	481	94	141	3	68	47	0	0	834
August 2006	593	134	67	0	29	711	0	0	1,534
Peel Region									
August 2007	332	86	133	0	26	86	0	6	669
August 2006	326	164	87	0	267	108	0	0	952
Halton Region									
August 2007	127	16	76	1	72	0	4	0	296
August 2006	229	76	83	0	18	56	0	0	462
Durham Region									
August 2007	230	10	10	0	8	0	0	0	258
August 2006	507	64	0	0	60	36	0	0	667
Toronto CMA									
August 2007	1,079	216	395	4	188	380	0	42	2,304
August 2006	1,580	426	362	4	363	1,545	0	0	4,280
Oshawa CMA									
August 2007	159	2	0	0	0	0	0	0	161
August 2006	233	4	0	0	0	36	0	0	273
Greater Toronto Area									
August 2007	1,250	218	383	4	188	380	4	9	2,436
August 2006	1,842	450	341	0	378	1,637	0	0	4,648

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
August 2007	130	10	41	0	1	254	14	52	502
August 2006	106	13	74	0	0	591	3	263	1,050
York Region									
August 2007	24	3	9	0	13	39	0	0	88
August 2006	25	4	3	0	0	11	0	0	43
Peel Region									
August 2007	105	23	44	0	5	0	0	2	179
August 2006	79	25	23	0	15	2	0	0	144
Halton Region									
August 2007	34	3	15	0	11	24	5	8	100
August 2006	50	16	41	0	3	29	10	0	149
Durham Region									
August 2007	62	11	36	0	15	21	0	0	145
August 2006	46	0	15	0	3	0	0	0	64
Toronto CMA									
August 2007	308	46	124	0	30	293	14	54	869
August 2006	274	53	140	0	18	608	3	263	1,359
Oshawa CMA									
August 2007	46	4	19	0	10	21	0	0	100
August 2006	32	0	11	0	0	0	0	0	43
Greater Toronto Area									
August 2007	355	50	145	0	45	338	19	62	1,014
August 2006	306	58	156	0	21	633	13	263	1,450

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
August 2007	75	10	25	0	13	227	0	3	353
August 2006	183	12	111	0	12	709	0	69	1,096
York Region									
August 2007	481	94	138	3	60	39	0	0	815
August 2006	599	132	67	0	29	702	0	0	1,529
Peel Region									
August 2007	344	86	129	0	26	86	0	4	675
August 2006	347	154	84	0	265	110	0	0	960
Halton Region									
August 2007	128	16	83	1	76	0	1	40	345
August 2006	221	65	90	0	20	56	10	0	462
Durham Region									
August 2007	247	11	18	0	5	17	0	0	298
August 2006	505	82	3	0	60	43	0	0	693
Toronto CMA									
August 2007	1,089	216	399	4	175	352	0	7	2,242
August 2006	1,588	422	350	4	370	1,521	0	69	4,324
Oshawa CMA									
August 2007	176	1	4	0	2	17	0	0	200
August 2006	234	4	3	0	0	43	0	0	284
Greater Toronto Area									
August 2007	1,275	217	393	4	180	369	1	47	2,486
August 2006	1,855	445	355	0	386	1,620	10	69	4,740

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910
% Change	-10.7	17.9	18.8	200.0	-19.6	51.8	88.9	-37.8	1.3
1997	14,195	2,615	2,671	8	2,895	2,940	9	241	25,574

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759
% Change	-19.4	-84.0	74.3	n/a	-10.9	-100.0	n/a	n/a	-14.8
1997	1,736	50	171	0	55	52	0	0	2,064

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855
% Change	-6.9	25.7	40.0	-47.8	11.2	**	88.9	-35.0	17.6
1997	15,246	2,567	2,765	46	2,333	1,332	9	237	24,535

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

August 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	% Change
Toronto City	135	117	34	28	51	72	858	265	1,078	463	123.7
Toronto	17	19	2	4	18	13	690	243	727	279	160.6
East York	9	2	0	0	0	0	0	0	9	2	**
Etobicoke	13	21	0	20	22	48	168	0	203	89	128.1
North York	84	50	32	0	7	0	0	22	123	72	70.8
Scarborough	8	16	0	0	4	11	0	0	12	27	-55.6
York	4	9	0	4	0	0	0	0	4	13	-69.2
York Region	459	495	62	76	116	92	43	58	680	721	-5.7
Aurora	23	8	0	0	0	7	0	0	23	15	53.3
East Gwillimbury	10	26	4	0	0	9	0	0	14	35	-60.0
Georgina Township	16	20	0	0	0	0	0	0	16	20	-20.0
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	100	153	22	42	60	29	39	58	221	282	-21.6
Newmarket	30	13	0	2	0	15	0	0	30	30	0.0
Richmond Hill	52	75	0	0	4	18	4	0	60	93	-35.5
Vaughan	138	152	30	28	17	14	0	0	185	194	-4.6
Whitchurch-Stouffville	90	45	6	4	35	0	0	0	131	49	167.3
Peel Region	431	337	108	170	124	22	0	817	663	1,354	-51.0
Brampton	413	287	82	172	94	22	0	0	589	481	22.5
Caledon	6	8	2	0	0	0	0	0	8	8	0.0
Mississauga	12	42	24	6	30	0	0	817	66	865	-92.4
Halton Region	214	244	22	2	121	98	0	0	357	344	3.8
Burlington	53	51	18	0	22	26	0	0	93	77	20.8
Halton Hills	8	7	0	0	39	0	0	0	47	7	**
Milton	95	79	0	0	41	0	0	0	136	79	72.2
Oakville	58	107	4	2	19	72	0	0	81	181	-55.2
Durham Region	278	287	2	6	45	83	6	32	331	408	-18.9
Ajax	50	47	2	6	0	72	0	0	52	125	-58.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	53	63	0	0	14	0	0	30	67	93	-28.0
Oshawa	95	64	0	0	0	0	6	0	101	64	57.8
Pickering	7	13	0	0	12	0	0	2	19	15	26.7
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	13	9	0	0	19	0	0	0	32	9	**
Whitby	60	91	0	0	0	11	0	0	60	102	-41.2
Remainder of Toronto CMA	63	20	0	6	12	7	0	0	75	33	127.3
Bradford West Gwillimbury	36	10	0	0	0	0	0	0	36	10	**
Town of Mono	12	5	0	0	0	0	0	0	12	5	140.0
New Tecumseth	7	3	0	6	12	0	0	0	19	9	111.1
Orangeville	8	2	0	0	0	7	0	0	8	9	-11.1
Toronto CMA	1,319	1,231	210	296	433	337	901	1,142	2,863	3,006	-4.8
Oshawa CMA	208	218	0	0	14	11	6	30	228	259	-12.0
Greater Toronto Area (GTA)	1,517	1,480	228	290	457	367	907	1,172	3,109	3,309	-6.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	779	878	254	160	670	709	3,275	6,865	4,980	8,620	-42.2
Toronto	80	100	38	22	95	306	1,958	4,050	2,171	4,478	-51.5
East York	29	23	2	0	0	0	0	45	31	68	-54.4
Etobicoke	84	88	6	86	133	135	384	553	607	862	-29.6
North York	401	318	168	28	201	64	657	1,325	1,427	1,735	-17.8
Scarborough	171	327	38	26	229	204	43	475	481	1,032	-53.4
York	14	22	4	6	12	0	0	417	30	445	-93.3
York Region	3,676	3,514	854	812	1,402	1,369	1,624	1,166	7,556	6,961	10.1
Aurora	143	121	0	0	55	184	0	0	198	305	-35.1
East Gwillimbury	25	79	4	0	76	9	0	0	105	88	19.3
Georgina Township	77	187	0	4	0	0	0	0	77	191	-59.7
King Township	12	20	0	0	0	0	0	0	12	20	-40.0
Markham	580	1,144	164	410	250	553	1,194	677	2,188	2,784	-21.4
Newmarket	167	171	28	98	95	129	0	0	290	398	-27.1
Richmond Hill	483	506	22	74	200	147	205	408	910	1,135	-19.8
Vaughan	1,513	943	476	214	653	286	225	81	2,867	1,524	88.1
Whitchurch-Stouffville	676	343	160	12	73	61	0	0	909	416	118.5
Peel Region	2,993	2,125	596	668	766	608	414	2,492	4,769	5,893	-19.1
Brampton	2,676	1,599	368	556	416	249	0	0	3,460	2,404	43.9
Caledon	32	50	14	18	0	0	0	0	46	68	-32.4
Mississauga	285	476	214	94	350	359	414	2,492	1,263	3,421	-63.1
Halton Region	1,571	1,345	158	274	1,117	880	296	246	3,142	2,745	14.5
Burlington	344	204	20	100	188	313	88	108	640	725	-11.7
Halton Hills	131	94	2	24	102	34	0	0	235	152	54.6
Milton	438	468	106	122	498	169	208	0	1,250	759	64.7
Oakville	658	579	30	28	329	364	0	138	1,017	1,109	-8.3
Durham Region	1,639	2,648	98	100	434	614	6	417	2,177	3,779	-42.4
Ajax	347	1,010	80	86	276	324	0	0	703	1,420	-50.5
Brock	6	6	0	0	0	0	0	1	6	7	-14.3
Clarington	354	383	0	4	61	19	0	198	415	604	-31.3
Oshawa	434	558	4	4	0	106	6	0	444	668	-33.5
Pickering	59	74	10	0	30	44	0	2	99	120	-17.5
Scugog	23	45	0	0	0	0	0	0	23	45	-48.9
Uxbridge	77	95	2	0	29	0	0	0	108	95	13.7
Whitby	339	477	2	6	38	121	0	216	379	820	-53.8
Remainder of Toronto CMA	308	273	10	12	50	70	0	0	368	355	3.7
Bradford West Gwillimbury	176	37	0	0	0	0	0	0	176	37	**
Town of Mono	39	28	0	0	0	0	0	0	39	28	39.3
New Tecumseth	47	184	10	12	50	63	0	0	107	259	-58.7
Orangeville	46	24	0	0	0	7	0	0	46	31	48.4
Toronto CMA	9,466	9,110	1,946	1,920	4,152	3,691	5,521	10,663	21,085	25,384	-16.9
Oshawa CMA	1,127	1,418	6	14	99	246	6	416	1,238	2,092	-40.8
Greater Toronto Area (GTA)	10,658	10,510	1,962	2,022	4,389	4,180	5,615	11,185	22,624	27,896	-18.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006
Toronto City	51	72	0	0	690	22	168	243
Toronto	18	13	0	0	690	0	0	243
East York	0	0	0	0	0	0	0	0
Etobicoke	22	48	0	0	0	0	168	0
North York	7	0	0	0	0	22	0	0
Scarborough	4	11	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	112	92	4	0	39	58	4	0
Aurora	0	7	0	0	0	0	0	0
East Gwillimbury	0	9	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	60	29	0	0	39	58	0	0
Newmarket	0	15	0	0	0	0	0	0
Richmond Hill	0	18	4	0	0	0	4	0
Vaughan	17	14	0	0	0	0	0	0
Whitchurch-Stouffville	35	0	0	0	0	0	0	0
Peel Region	124	22	0	0	0	817	0	0
Brampton	94	22	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	30	0	0	0	0	817	0	0
Halton Region	121	98	0	0	0	0	0	0
Burlington	22	26	0	0	0	0	0	0
Halton Hills	39	0	0	0	0	0	0	0
Milton	41	0	0	0	0	0	0	0
Oakville	19	72	0	0	0	0	0	0
Durham Region	45	83	0	0	0	32	6	0
Ajax	0	72	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	14	0	0	0	0	30	0	0
Oshawa	0	0	0	0	0	0	6	0
Pickering	12	0	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	19	0	0	0	0	0	0	0
Whitby	0	11	0	0	0	0	0	0
Remainder of Toronto CMA	12	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	12	0	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	429	337	4	0	729	899	172	243
Oshawa CMA	14	11	0	0	0	30	6	0
Greater Toronto Area (GTA)	453	367	4	0	729	929	178	243

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	670	701	0	8	2,776	5,845	199	1,020
Toronto	95	298	0	8	1,917	3,572	41	478
East York	0	0	0	0	0	45	0	0
Etobicoke	133	135	0	0	207	275	177	278
North York	201	64	0	0	609	1,325	48	0
Scarborough	229	204	0	0	43	475	0	0
York	12	0	0	0	0	153	0	264
York Region	1,398	1,369	4	0	1,619	1,162	5	4
Aurora	55	184	0	0	0	0	0	0
East Gwillimbury	76	9	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	250	553	0	0	1,193	673	1	4
Newmarket	95	129	0	0	0	0	0	0
Richmond Hill	196	147	4	0	201	408	4	0
Vaughan	653	286	0	0	225	81	0	0
Whitchurch-Stouffville	73	61	0	0	0	0	0	0
Peel Region	766	608	0	0	411	2,492	3	0
Brampton	416	249	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	350	359	0	0	411	2,492	3	0
Halton Region	1,117	880	0	0	296	138	0	108
Burlington	188	313	0	0	88	0	0	108
Halton Hills	102	34	0	0	0	0	0	0
Milton	498	169	0	0	208	0	0	0
Oakville	329	364	0	0	0	138	0	0
Durham Region	434	614	0	0	0	417	6	0
Ajax	276	324	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	61	19	0	0	0	198	0	0
Oshawa	0	106	0	0	0	0	6	0
Pickering	30	44	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	29	0	0	0	0	0	0	0
Whitby	38	121	0	0	0	216	0	0
Remainder of Toronto CMA	50	70	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	63	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	4,148	3,683	4	8	5,014	9,639	507	1,024
Oshawa CMA	99	246	0	0	0	414	6	0
Greater Toronto Area (GTA)	4,385	4,172	4	8	5,102	10,054	513	1,132

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006
Toronto City	521	217	389	22	163	243	1,073	482
Toronto	338	36	389	0	0	243	727	279
East York	9	2	0	0	0	0	9	2
Etobicoke	35	89	0	0	168	0	203	89
North York	123	50	0	22	0	0	123	72
Scarborough	12	27	0	0	0	0	12	27
York	4	13	0	0	0	0	4	13
York Region	614	663	58	58	0	0	680	721
Aurora	23	15	0	0	0	0	23	15
East Gwillimbury	14	35	0	0	0	0	14	35
Georgina Township	16	20	0	0	0	0	16	20
King Township	0	3	0	0	0	0	0	3
Markham	182	224	39	58	0	0	221	282
Newmarket	30	30	0	0	0	0	30	30
Richmond Hill	52	93	0	0	8	0	60	93
Vaughan	185	194	0	0	0	0	185	194
Whitchurch-Stouffville	112	49	19	0	0	0	131	49
Peel Region	633	535	30	819	0	0	643	1,354
Brampton	589	479	0	2	0	0	589	481
Caledon	8	8	0	0	0	0	8	8
Mississauga	36	48	30	817	0	0	66	865
Halton Region	349	301	8	43	0	0	357	344
Burlington	89	57	4	20	0	0	93	77
Halton Hills	47	7	0	0	0	0	47	7
Milton	136	79	0	0	0	0	136	79
Oakville	77	158	4	23	0	0	81	181
Durham Region	306	378	19	30	6	0	331	408
Ajax	52	125	0	0	0	0	52	125
Brock	0	0	0	0	0	0	0	0
Clarington	67	63	0	30	0	0	67	93
Oshawa	95	64	0	0	6	0	101	64
Pickering	19	15	0	0	0	0	19	15
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	9	19	0	0	0	32	9
Whitby	60	102	0	0	0	0	60	102
Remainder of Toronto CMA	75	25	0	8	0	0	75	33
Bradford West Gwillimbury	36	10	0	0	0	0	36	10
Town of Mono	12	5	0	0	0	0	12	5
New Tecumseth	19	1	0	8	0	0	19	9
Orangeville	8	9	0	0	0	0	8	9
Toronto CMA	2,187	1,833	500	930	176	243	2,863	3,006
Oshawa CMA	222	229	0	30	6	0	228	259
Greater Toronto Area (GTA)	2,423	2,094	504	972	182	243	3,109	3,305

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	1,990	1,410	2,491	6,182	499	1,028	4,980	8,620
Toronto	513	293	1,617	3,699	41	486	2,171	4,478
East York	31	23	0	45	0	0	31	68
Etobicoke	223	309	207	275	177	278	607	862
North York	770	346	609	1,389	48	0	1,427	1,735
Scarborough	423	411	58	621	0	0	481	1,032
York	30	28	0	153	0	264	30	445
York Region	5,680	5,420	1,867	1,437	9	4	7,556	6,861
Aurora	198	302	0	3	0	0	198	305
East Gwillimbury	105	88	0	0	0	0	105	88
Georgina Township	77	191	0	0	0	0	77	191
King Township	12	20	0	0	0	0	12	20
Markham	942	1,885	1,245	895	1	4	2,188	2,784
Newmarket	222	398	68	0	0	0	290	398
Richmond Hill	701	727	201	408	8	0	910	1,135
Vaughan	2,544	1,393	323	131	0	0	2,867	1,524
Whitchurch-Stouffville	879	416	30	0	0	0	909	416
Peel Region	4,161	3,012	605	2,881	3	0	4,769	5,893
Brampton	3,437	2,286	23	118	0	0	3,460	2,404
Caledon	34	56	12	12	0	0	46	68
Mississauga	690	670	570	2,751	3	0	1,263	3,421
Halton Region	2,230	2,322	912	307	0	116	3,142	2,745
Burlington	438	476	202	133	0	116	640	725
Halton Hills	235	152	0	0	0	0	235	152
Milton	629	759	621	0	0	0	1,250	759
Oakville	928	935	89	174	0	0	1,017	1,109
Durham Region	2,135	3,234	36	545	6	0	2,177	3,779
Ajax	703	1,391	0	29	0	0	703	1,420
Brock	6	7	0	0	0	0	6	7
Clarington	398	406	17	198	0	0	415	604
Oshawa	438	610	0	58	6	0	444	668
Pickering	99	76	0	44	0	0	99	120
Scugog	23	45	0	0	0	0	23	45
Uxbridge	89	95	19	0	0	0	108	95
Whitby	379	604	0	216	0	0	379	820
Remainder of Toronto CMA	348	313	20	42	0	0	368	355
Bradford West Gwillimbury	176	37	0	0	0	0	176	37
Town of Mono	39	28	0	0	0	0	39	28
New Tecumseth	87	217	20	42	0	0	107	259
Orangeville	46	31	0	0	0	0	46	31
Toronto CMA	14,862	13,563	5,712	10,789	511	1,032	21,085	25,384
Oshawa CMA	1,215	1,620	17	472	6	0	1,238	2,092
Greater Toronto Area (GTA)	16,196	15,398	5,911	11,352	517	1,148	22,624	27,896

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	% Change
Toronto City	80	187	12	12	37	108	250	726	379	1,033	-63.3
Toronto	16	12	6	0	0	9	3	630	25	651	-96.2
East York	2	7	0	0	0	0	0	0	2	7	-71.4
Etobicoke	6	10	2	2	0	0	0	0	8	12	-33.3
North York	41	47	0	0	0	4	0	96	41	147	-72.1
Scarborough	8	109	2	10	37	95	247	0	294	214	37.4
York	7	2	2	0	0	0	0	0	9	2	**
York Region	484	593	122	134	181	96	47	711	834	1,534	-45.6
Aurora	7	17	0	0	0	0	0	0	7	17	-58.8
East Gwillimbury	5	18	0	0	18	0	0	0	23	18	27.8
Georgina Township	12	22	0	0	0	0	0	0	12	22	-45.5
King Township	3	3	0	0	0	0	0	0	3	3	0.0
Markham	50	203	12	86	13	43	34	388	109	720	-84.9
Newmarket	16	33	28	16	0	9	0	0	44	58	-24.1
Richmond Hill	70	110	16	4	33	38	0	178	119	330	-63.9
Vaughan	247	141	40	28	117	6	13	145	417	320	30.3
Whitchurch-Stouffville	74	46	26	0	0	0	0	0	100	46	117.4
Peel Region	332	326	86	164	159	354	92	108	669	952	-29.7
Brampton	258	252	74	98	32	70	0	0	364	420	-13.3
Caledon	3	7	0	0	0	8	0	0	3	15	-80.0
Mississauga	71	67	12	66	127	276	92	108	302	517	-41.6
Halton Region	128	229	16	76	152	101	0	56	296	462	-35.9
Burlington	32	76	0	20	4	20	0	56	36	172	-79.1
Halton Hills	8	36	0	24	0	24	0	0	8	84	-90.5
Milton	25	54	12	32	70	13	0	0	107	99	8.1
Oakville	63	63	4	0	78	44	0	0	145	107	35.5
Durham Region	230	507	10	64	18	60	0	36	258	667	-61.3
Ajax	54	226	8	54	18	52	0	0	80	332	-75.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	55	57	0	0	0	0	0	0	55	57	-3.5
Oshawa	67	101	0	0	0	0	0	0	67	101	-33.7
Pickering	4	30	0	6	0	8	0	0	4	44	-90.9
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	13	18	0	0	0	0	0	0	13	18	-27.8
Whitby	37	75	2	4	0	0	0	36	39	115	-66.1
Remainder of Toronto CMA	20	51	0	0	12	26	33	0	65	77	-15.6
Bradford West Gwillimbury	8	10	0	0	0	0	0	0	8	10	-20.0
Town of Mono	4	6	0	0	0	0	0	0	4	6	-33.3
New Tecumseth	6	30	0	0	12	21	33	0	51	51	0.0
Orangeville	2	5	0	0	0	5	0	0	2	10	-80.0
Toronto CMA	1,083	1,584	244	426	555	725	422	1,545	2,304	4,280	-46.2
Oshawa CMA	159	233	2	4	0	0	0	36	161	273	-41.0
Greater Toronto Area (GTA)	1,254	1,842	246	450	547	719	389	1,637	2,436	4,648	-47.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	661	794	98	148	299	629	3,988	7,657	5,046	9,227	-45.3
Toronto	89	67	10	30	130	75	2,867	3,821	3,096	3,993	-22.5
East York	20	18	2	0	0	12	66	0	88	30	193.3
Etobicoke	78	91	58	10	28	68	192	870	356	1,039	-65.7
North York	283	311	10	2	9	168	580	1,820	882	2,301	-61.7
Scarborough	165	300	4	94	132	305	247	1,146	548	1,845	-70.3
York	26	7	14	12	0	0	36	0	76	19	**
York Region	3,414	4,133	636	682	1,043	1,122	989	1,140	6,062	7,072	-14.1
Aurora	67	25	0	0	126	9	0	0	193	34	**
East Gwillimbury	58	33	0	0	18	0	0	0	76	33	130.3
Georgina Township	73	237	0	6	0	0	0	0	73	243	-70.0
King Township	12	22	0	0	0	0	0	65	12	87	-86.2
Markham	635	1,424	204	284	425	422	449	388	1,713	2,518	-32.0
Newmarket	44	278	48	164	39	68	0	0	131	510	-74.3
Richmond Hill	469	1,029	64	126	163	427	187	510	883	2,092	-57.8
Vaughan	1,475	761	168	76	272	117	353	177	2,268	1,131	100.5
Whitchurch-Stouffville	581	324	152	26	0	79	0	0	733	429	70.9
Peel Region	2,535	2,839	714	860	825	1,328	602	2,484	4,676	7,511	-37.7
Brampton	1,957	2,339	580	556	340	385	0	0	2,877	3,280	-12.3
Caledon	55	41	18	14	0	8	0	0	73	63	15.9
Mississauga	523	459	116	290	485	935	602	2,484	1,726	4,168	-58.6
Halton Region	1,568	1,585	204	346	868	767	70	305	2,710	3,003	-9.8
Burlington	264	252	18	112	257	295	70	282	609	941	-35.3
Halton Hills	112	327	0	56	78	67	0	0	190	450	-57.8
Milton	713	459	160	176	186	70	0	0	1,059	705	50.2
Oakville	479	547	26	2	347	335	0	23	852	907	-6.1
Durham Region	2,212	2,318	92	244	574	526	134	221	3,012	3,309	-9.0
Ajax	719	773	76	228	316	236	0	0	1,111	1,237	-10.2
Brock	13	5	0	0	0	0	0	1	13	6	116.7
Clarington	367	326	2	0	53	30	132	0	554	356	55.6
Oshawa	533	449	0	0	87	44	0	4	620	497	24.7
Pickering	71	51	6	6	31	87	2	0	110	144	-23.6
Scugog	50	78	0	0	0	0	0	0	50	78	-35.9
Uxbridge	94	77	0	0	8	32	0	0	102	109	-6.4
Whitby	365	559	8	10	79	97	0	216	452	882	-48.8
Remainder of Toronto CMA	212	272	4	4	57	58	33	0	306	334	-8.4
Bradford West Gwillimbury	62	51	0	0	0	0	0	0	62	51	21.6
Town of Mono	20	27	0	0	0	0	0	0	20	27	-25.9
New Tecumseth	93	165	4	4	50	48	33	0	180	217	-17.1
Orangeville	37	29	0	0	7	10	0	0	44	39	12.8
Toronto CMA	9,010	10,272	1,720	2,162	3,190	3,963	5,614	11,304	19,534	27,701	-29.5
Oshawa CMA	1,265	1,334	10	10	219	171	132	220	1,626	1,735	-6.3
Greater Toronto Area (GTA)	10,390	11,669	1,744	2,280	3,609	4,371	5,783	11,807	21,526	30,127	-28.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006
Toronto City	37	108	0	0	247	726	3	0
Toronto	0	9	0	0	0	630	3	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	4	0	0	0	96	0	0
Scarborough	37	95	0	0	247	0	0	0
York	0	0	0	0	0	0	0	0
York Region	181	96	0	0	47	711	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	18	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	13	43	0	0	34	388	0	0
Newmarket	0	9	0	0	0	0	0	0
Richmond Hill	33	38	0	0	0	178	0	0
Vaughan	117	6	0	0	13	145	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	159	354	0	0	86	108	6	0
Brampton	32	70	0	0	0	0	0	0
Caledon	0	8	0	0	0	0	0	0
Mississauga	127	276	0	0	86	108	6	0
Halton Region	148	101	4	0	0	56	0	0
Burlington	0	20	4	0	0	56	0	0
Halton Hills	0	24	0	0	0	0	0	0
Milton	70	13	0	0	0	0	0	0
Oakville	78	44	0	0	0	0	0	0
Durham Region	18	60	0	0	0	36	0	0
Ajax	18	52	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	8	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	36	0	0
Remainder of Toronto CMA	12	26	0	0	0	0	33	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	12	21	0	0	0	0	33	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	555	725	0	0	380	1,545	42	0
Oshawa CMA	0	0	0	0	0	36	0	0
Greater Toronto Area (GTA)	543	719	4	0	380	1,637	42	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	299	604	0	24	3,766	6,832	222	825
Toronto	130	75	0	0	2,666	3,349	201	472
East York	0	12	0	0	45	0	21	0
Etobicoke	28	44	0	24	192	870	0	0
North York	9	168	0	0	580	1,467	0	353
Scarborough	132	305	0	0	247	1,146	0	0
York	0	0	0	0	36	0	0	0
York Region	1,043	1,122	0	0	929	1,108	60	32
Aurora	126	9	0	0	0	0	0	0
East Gwillimbury	18	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	425	422	0	0	449	388	0	0
Newmarket	39	68	0	0	0	0	0	0
Richmond Hill	163	427	0	0	187	510	0	0
Vaughan	272	117	0	0	293	145	60	32
Whitchurch-Stouffville	0	79	0	0	0	0	0	0
Peel Region	825	1,328	0	0	567	2,484	35	0
Brampton	340	385	0	0	0	0	0	0
Caledon	0	8	0	0	0	0	0	0
Mississauga	485	935	0	0	567	2,484	35	0
Halton Region	844	753	24	14	70	305	0	0
Burlington	233	281	24	14	70	282	0	0
Halton Hills	78	67	0	0	0	0	0	0
Milton	186	70	0	0	0	0	0	0
Oakville	347	335	0	0	0	23	0	0
Durham Region	574	510	0	16	134	217	0	4
Ajax	316	236	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	53	30	0	0	132	0	0	0
Oshawa	87	44	0	0	0	0	0	4
Pickering	31	87	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	32	0	0	0	0	0	0
Whitby	79	81	0	16	0	216	0	0
Remainder of Toronto CMA	57	58	0	0	0	0	33	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	48	0	0	0	0	33	0
Orangeville	7	10	0	0	0	0	0	0
Toronto CMA	3,190	3,939	0	24	5,264	10,447	350	857
Oshawa CMA	219	155	0	16	132	216	0	4
Greater Toronto Area (GTA)	3,585	4,317	24	54	5,466	10,946	317	861

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006	Aug 2007	Aug 2006
Toronto City	115	303	261	730	3	0	379	1,033
Toronto	22	21	0	630	3	0	25	651
East York	2	7	0	0	0	0	2	7
Etobicoke	8	12	0	0	0	0	8	12
North York	41	47	0	100	0	0	41	147
Scarborough	33	214	261	0	0	0	294	214
York	9	2	0	0	0	0	9	2
York Region	716	794	118	740	0	0	834	1,534
Aurora	4	17	3	0	0	0	7	17
East Gwillimbury	23	18	0	0	0	0	23	18
Georgina Township	12	22	0	0	0	0	12	22
King Township	3	3	0	0	0	0	3	3
Markham	72	307	37	413	0	0	109	720
Newmarket	16	58	28	0	0	0	44	58
Richmond Hill	119	148	0	182	0	0	119	330
Vaughan	367	175	50	145	0	0	417	320
Whitchurch-Stouffville	100	46	0	0	0	0	100	46
Peel Region	551	577	112	375	6	0	669	952
Brampton	364	408	0	12	0	0	364	420
Caledon	3	7	0	8	0	0	3	15
Mississauga	184	162	112	355	6	0	302	517
Halton Region	219	388	73	74	4	0	296	462
Burlington	32	101	0	71	4	0	36	172
Halton Hills	8	84	0	0	0	0	8	84
Milton	75	99	32	0	0	0	107	99
Oakville	104	104	41	3	0	0	145	107
Durham Region	250	571	8	96	0	0	258	667
Ajax	72	280	8	52	0	0	80	332
Brock	0	0	0	0	0	0	0	0
Clarington	55	57	0	0	0	0	55	57
Oshawa	67	101	0	0	0	0	67	101
Pickering	4	36	0	8	0	0	4	44
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	18	0	0	0	0	13	18
Whitby	39	79	0	36	0	0	39	115
Remainder of Toronto CMA	32	73	0	4	33	0	65	77
Bradford West Gwillimbury	8	10	0	0	0	0	8	10
Town of Mono	4	6	0	0	0	0	4	6
New Tecumseth	18	47	0	4	33	0	51	51
Orangeville	2	10	0	0	0	0	2	10
Toronto CMA	1,690	2,368	572	1,912	42	0	2,304	4,280
Oshawa CMA	161	237	0	36	0	0	161	273
Greater Toronto Area (GTA)	1,851	2,633	572	2,015	42	0	2,436	4,648

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	910	1,453	3,914	6,925	222	849	5,046	9,227
Toronto	110	172	2,785	3,349	201	472	3,096	3,993
East York	22	30	45	0	21	0	88	30
Etobicoke	164	145	192	870	0	24	356	1,039
North York	302	394	580	1,554	0	353	882	2,301
Scarborough	272	693	276	1,152	0	0	548	1,845
York	40	19	36	0	0	0	76	19
York Region	4,904	5,669	1,118	1,376	60	32	6,082	7,077
Aurora	189	23	4	11	0	0	193	34
East Gwillimbury	76	33	0	0	0	0	76	33
Georgina Township	73	243	0	0	0	0	73	243
King Township	12	22	0	65	0	0	12	87
Markham	1,162	1,945	551	573	0	0	1,713	2,518
Newmarket	85	493	46	17	0	0	131	510
Richmond Hill	696	1,536	187	556	0	0	883	2,092
Vaughan	1,878	945	330	154	60	32	2,268	1,131
Whitchurch-Stouffville	733	429	0	0	0	0	733	429
Peel Region	3,742	4,316	899	3,195	35	0	4,676	7,511
Brampton	2,836	3,171	41	109	0	0	2,877	3,280
Caledon	71	45	2	18	0	0	73	63
Mississauga	835	1,100	856	3,068	35	0	1,726	4,168
Halton Region	2,324	2,504	350	485	36	14	2,710	3,003
Burlington	399	513	174	414	36	14	609	941
Halton Hills	190	432	0	18	0	0	190	450
Milton	992	705	67	0	0	0	1,059	705
Oakville	743	854	109	53	0	0	852	907
Durham Region	2,743	2,843	268	446	1	20	3,012	3,309
Ajax	1,083	1,087	28	150	0	0	1,111	1,237
Brock	13	6	0	0	0	0	13	6
Clarington	386	356	167	0	1	0	554	356
Oshawa	578	493	42	0	0	4	620	497
Pickering	79	64	31	80	0	0	110	144
Scugog	50	78	0	0	0	0	50	78
Uxbridge	102	109	0	0	0	0	102	109
Whitby	452	650	0	216	0	16	452	882
Remainder of Toronto CMA	257	312	16	22	33	0	306	334
Bradford West Gwillimbury	62	51	0	0	0	0	62	51
Town of Mono	20	27	0	0	0	0	20	27
New Tecumseth	131	195	16	22	33	0	180	217
Orangeville	44	39	0	0	0	0	44	39
Toronto CMA	13,002	15,001	6,182	11,819	350	881	19,534	27,701
Oshawa CMA	1,416	1,499	209	216	1	20	1,626	1,735
Greater Toronto Area (GTA)	14,623	16,785	6,549	12,427	354	915	21,526	30,127

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2007	0	0.0	3	4.0	2	2.7	4	5.3	66	88.0	75	900,000	996,057
August 2006	0	0.0	54	29.5	55	30.1	4	2.2	70	38.3	183	392,990	697,837
Year-to-date 2007	1	0.2	51	7.7	49	7.4	49	7.4	510	77.3	660	899,000	953,267
Year-to-date 2006	9	1.1	119	14.9	141	17.6	38	4.8	492	61.6	799	749,000	842,516
Toronto													
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
August 2006	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2007	0	0.0	0	0.0	1	1.1	2	2.2	89	96.7	92	1,094,000	1,116,524
Year-to-date 2006	0	0.0	1	1.3	1	1.3	1	1.3	72	96.0	75	899,900	1,105,212
East York													
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2006	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,226,900	1,108,458
Year-to-date 2007	0	0.0	2	7.7	1	3.8	4	15.4	19	73.1	26	1,049,500	1,045,335
Year-to-date 2006	0	0.0	3	11.5	1	3.8	0	0.0	22	84.6	26	879,000	898,204
Ethiobcoke													
August 2007	0	0.0	0	0.0	1	7.1	1	7.1	12	85.7	14	797,000	819,406
August 2006	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	999,000	1,035,909
Year-to-date 2007	0	0.0	3	3.3	1	1.1	20	22.2	66	73.3	90	799,500	833,945
Year-to-date 2006	1	1.2	0	0.0	2	2.4	3	3.7	76	92.7	82	899,450	924,982
North York													
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,099,000	1,165,568
August 2006	0	0.0	0	0.0	0	0.0	2	4.9	39	95.1	41	999,000	1,312,802
Year-to-date 2007	0	0.0	0	0.0	1	0.4	0	0.0	271	99.6	272	1,198,500	1,243,330
Year-to-date 2006	0	0.0	0	0.0	2	0.7	7	2.3	298	97.1	307	1,029,000	1,209,470
Scarborough													
August 2007	0	0.0	3	37.5	1	12.5	2	25.0	2	25.0	8	--	--
August 2006	0	0.0	53	48.6	55	50.5	1	0.9	0	0.0	109	354,900	355,063
Year-to-date 2007	1	0.6	46	28.8	45	28.1	20	12.5	48	30.0	160	380,445	446,646
Year-to-date 2006	8	2.6	114	37.6	135	44.6	26	8.6	20	6.6	303	374,900	376,715
York													
August 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
August 2006	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	15.0	17	85.0	20	589,500	727,650
Year-to-date 2006	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

August 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2007	8	1.7	1	0.2	65	13.4	212	43.8	198	40.9	484	482,730	515,457
August 2006	32	5.3	82	13.7	106	17.7	269	44.9	110	18.4	599	425,900	441,159
Year-to-date 2007	67	2.0	111	3.2	415	12.1	1,458	42.7	1,366	40.0	3,417	482,990	508,052
Year-to-date 2006	260	6.3	499	12.1	822	19.9	1,759	42.6	789	19.1	4,129	425,900	439,286
Aurora													
August 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
August 2006	0	0.0	0	0.0	0	0.0	17	100.0	0	0.0	17	460,900	468,782
Year-to-date 2007	0	0.0	2	3.0	6	9.0	25	37.3	34	50.7	67	500,000	603,559
Year-to-date 2006	0	0.0	0	0.0	0	0.0	17	68.0	8	32.0	25	476,900	650,552
East Gwillimbury													
August 2007	1	20.0	0	0.0	1	20.0	2	40.0	1	20.0	5	--	--
August 2006	7	38.9	7	38.9	0	0.0	0	0.0	4	22.2	18	311,900	368,861
Year-to-date 2007	17	29.3	17	29.3	2	3.4	3	5.2	19	32.8	58	321,990	457,675
Year-to-date 2006	12	35.3	10	29.4	0	0.0	4	11.8	8	23.5	34	313,900	460,567
Georgina Township													
August 2007	7	58.3	0	0.0	1	8.3	1	8.3	3	25.0	12	299,900	417,108
August 2006	19	86.4	0	0.0	1	4.5	0	0.0	2	9.1	22	249,900	281,195
Year-to-date 2007	42	57.5	11	15.1	3	4.1	4	5.5	13	17.8	73	295,000	380,782
Year-to-date 2006	204	87.6	5	2.1	5	2.1	8	3.4	11	4.7	233	249,900	279,512
King Township													
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	732,500	817,000
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	794,500	904,800
Markham													
August 2007	0	0.0	1	2.0	3	6.0	35	70.0	11	22.0	50	445,900	467,843
August 2006	0	0.0	50	24.3	50	24.3	103	50.0	3	1.5	206	405,990	396,834
Year-to-date 2007	2	0.3	57	9.0	116	18.3	282	44.5	177	27.9	634	445,900	460,961
Year-to-date 2006	5	0.4	337	23.6	357	25.0	606	42.5	121	8.5	1,426	401,990	412,943
Newmarket													
August 2007	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	538,490	545,303
August 2006	3	9.1	19	57.6	11	33.3	0	0.0	0	0.0	33	328,900	332,542
Year-to-date 2007	2	4.4	10	22.2	17	37.8	4	8.9	12	26.7	45	362,000	419,203
Year-to-date 2006	36	13.0	112	40.4	113	40.8	11	4.0	5	1.8	277	344,900	349,620
Richmond Hill													
August 2007	0	0.0	0	0.0	3	4.3	23	32.9	44	62.9	70	526,990	559,873
August 2006	0	0.0	0	0.0	9	8.0	59	52.2	45	39.8	113	490,990	490,875
Year-to-date 2007	0	0.0	0	0.0	21	4.4	181	38.3	270	57.2	472	512,990	543,911
Year-to-date 2006	0	0.0	13	1.3	169	16.4	594	57.7	253	24.6	1,029	450,990	465,322
Vaughan													
August 2007	0	0.0	0	0.0	53	21.5	82	33.2	112	45.3	247	492,990	518,989
August 2006	2	1.4	6	4.3	32	22.7	52	36.9	49	34.8	141	476,990	504,325
Year-to-date 2007	2	0.1	1	0.1	154	10.5	549	37.4	763	51.9	1,469	505,900	544,057
Year-to-date 2006	2	0.3	13	1.7	102	13.5	302	39.9	337	44.6	756	485,000	512,529
Whitchurch-Stouffville													
August 2007	0	0.0	0	0.0	4	5.4	64	86.5	6	8.1	74	424,960	454,965
August 2006	1	2.2	0	0.0	3	6.5	38	82.6	4	8.7	46	437,650	469,628
Year-to-date 2007	2	0.3	13	2.2	96	16.4	410	69.8	66	11.2	587	424,960	450,376
Year-to-date 2006	1	0.3	9	2.7	76	23.1	217	66.0	26	7.9	329	432,925	445,830

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2007	5	1.5	59	17.2	109	31.7	110	32.0	61	17.7	344	398,445	426,526
August 2006	25	7.2	95	27.4	104	30.0	95	27.4	28	8.1	347	377,900	396,138
Year-to-date 2007	53	2.1	510	19.8	735	28.5	791	30.7	486	18.9	2,575	399,900	435,210
Year-to-date 2006	145	5.0	796	27.6	1,032	35.8	687	23.9	219	7.6	2,879	375,000	394,991
Brampton													
August 2007	5	1.8	59	21.1	109	38.9	80	28.6	27	9.6	280	381,990	398,536
August 2006	24	9.0	94	35.1	95	35.4	50	18.7	5	1.9	268	356,900	363,105
Year-to-date 2007	52	2.6	508	25.4	728	36.4	531	26.6	179	9.0	1,998	379,945	394,537
Year-to-date 2006	142	6.0	793	33.5	919	38.9	411	17.4	100	4.2	2,365	362,990	371,612
Caledon													
August 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
August 2006	1	20.0	0	0.0	0	0.0	1	20.0	3	60.0	5	--	--
Year-to-date 2007	1	1.8	2	3.6	2	3.6	9	16.1	42	75.0	56	650,000	773,050
Year-to-date 2006	3	7.0	1	2.3	3	7.0	11	25.6	25	58.1	43	525,000	632,535
Mississauga													
August 2007	0	0.0	0	0.0	0	0.0	29	47.5	32	52.5	61	504,900	536,638
August 2006	0	0.0	1	1.4	9	12.2	44	59.5	20	27.0	74	442,900	511,323
Year-to-date 2007	0	0.0	0	0.0	5	1.0	251	48.2	265	50.9	521	504,900	554,874
Year-to-date 2006	0	0.0	2	0.4	110	23.4	265	56.3	94	20.0	471	440,000	490,697
Halton Region													
August 2007	0	0.0	0	0.0	43	33.3	20	15.5	66	51.2	129	510,990	556,712
August 2006	23	10.4	71	32.1	44	19.9	41	18.6	42	19.0	221	365,000	461,672
Year-to-date 2007	32	2.0	231	14.5	454	28.6	396	24.9	475	29.9	1,588	410,900	504,245
Year-to-date 2006	108	6.6	370	22.7	431	26.5	341	20.9	379	23.3	1,629	390,000	500,143
Burlington													
August 2007	0	0.0	0	0.0	22	73.3	6	20.0	2	6.7	30	383,500	451,493
August 2006	15	18.5	30	37.0	19	23.5	10	12.3	7	8.6	81	337,000	425,239
Year-to-date 2007	22	8.2	98	36.6	81	30.2	33	12.3	34	12.7	268	360,000	415,552
Year-to-date 2006	27	10.4	60	23.1	87	33.5	25	9.6	61	23.5	260	365,500	519,225
Halton Hills													
August 2007	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
August 2006	5	13.9	12	33.3	12	33.3	4	11.1	3	8.3	36	356,990	376,658
Year-to-date 2007	1	0.9	3	2.7	28	25.5	65	59.1	13	11.8	110	416,900	452,597
Year-to-date 2006	20	6.2	87	26.8	142	43.7	59	18.2	17	5.2	325	371,990	383,999
Milton													
August 2007	0	0.0	0	0.0	20	80.0	5	20.0	0	0.0	25	380,900	386,264
August 2006	3	7.1	29	69.0	7	16.7	3	7.1	0	0.0	42	329,990	337,841
Year-to-date 2007	9	1.2	127	17.4	341	46.8	242	33.2	9	1.2	728	389,900	394,483
Year-to-date 2006	44	9.8	210	46.9	115	25.7	71	15.8	8	1.8	448	344,990	359,761
Oakville													
August 2007	0	0.0	0	0.0	0	0.0	5	7.2	64	92.8	69	640,000	672,506
August 2006	0	0.0	0	0.0	6	9.7	24	38.7	32	51.6	62	500,000	642,519
Year-to-date 2007	0	0.0	3	0.6	4	0.8	56	11.6	419	86.9	482	594,990	731,129
Year-to-date 2006	17	2.9	13	2.2	87	14.6	186	31.2	293	49.2	596	491,450	660,674

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2007	70	28.3	57	23.1	50	20.2	55	22.3	15	6.1	247	347,990	360,407
August 2006	153	30.3	108	21.4	86	17.0	114	22.6	44	8.7	505	341,100	361,122
Year-to-date 2007	714	33.3	434	20.3	310	14.5	461	21.5	222	10.4	2,141	343,990	364,866
Year-to-date 2006	885	40.0	519	23.4	348	15.7	344	15.5	118	5.3	2,214	320,440	340,757
Ajax													
August 2007	4	7.5	5	9.4	12	22.6	25	47.2	7	13.2	53	412,200	422,753
August 2006	53	23.7	43	19.2	35	15.6	66	29.5	27	12.1	224	386,600	377,261
Year-to-date 2007	60	8.4	84	11.7	111	15.5	297	41.5	163	22.8	715	431,100	435,526
Year-to-date 2006	243	31.0	163	20.8	138	17.6	187	23.8	54	6.9	785	346,600	356,377
Brock													
August 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2007	20	33.9	19	32.2	12	20.3	7	11.9	1	1.7	59	319,900	329,742
August 2006	41	73.2	7	12.5	5	8.9	1	1.8	2	3.6	56	268,900	289,809
Year-to-date 2007	199	55.0	90	24.9	33	9.1	34	9.4	6	1.7	362	294,900	305,123
Year-to-date 2006	218	71.5	35	11.5	15	4.9	23	7.5	14	4.6	305	269,900	295,639
Oshawa													
August 2007	23	32.9	24	34.3	20	28.6	3	4.3	0	0.0	70	327,990	327,520
August 2006	24	24.0	28	28.0	27	27.0	19	19.0	2	2.0	100	346,990	352,687
Year-to-date 2007	281	52.9	146	27.5	75	14.1	23	4.3	6	1.1	531	295,490	307,288
Year-to-date 2006	167	38.1	127	29.0	86	19.6	50	11.4	8	1.8	438	320,450	330,264
Pickering													
August 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
August 2006	1	3.4	10	34.5	6	20.7	10	34.5	2	6.9	29	377,700	398,292
Year-to-date 2007	0	0.0	12	16.7	18	25.0	19	26.4	23	31.9	72	449,950	468,635
Year-to-date 2006	1	2.0	14	27.5	8	15.7	22	43.1	6	11.8	51	403,300	418,023
Scugog													
August 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2007	7	53.8	1	7.7	0	0.0	5	38.5	0	0.0	13	289,900	332,523
August 2006	7	38.9	2	11.1	0	0.0	3	16.7	6	33.3	18	383,250	427,629
Year-to-date 2007	46	48.9	10	10.6	7	7.4	21	22.3	10	10.6	94	301,100	369,228
Year-to-date 2006	36	46.2	13	16.7	6	7.7	11	14.1	12	15.4	78	312,200	386,786
Whitby													
August 2007	16	34.0	8	17.0	6	12.8	14	29.8	3	6.4	47	348,000	362,004
August 2006	27	34.6	18	23.1	13	16.7	15	19.2	5	6.4	78	324,490	347,621
Year-to-date 2007	128	34.9	92	25.1	66	18.0	67	18.3	14	3.8	367	341,990	347,805
Year-to-date 2006	220	39.5	167	30.0	95	17.1	51	9.2	24	4.3	557	316,900	338,179

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2007	7	35.0	5	25.0	1	5.0	1	5.0	6	30.0	20	327,490	405,334
August 2006	30	57.7	12	23.1	4	7.7	2	3.8	4	7.7	52	288,445	315,482
Year-to-date 2007	111	53.6	59	28.5	8	3.9	7	3.4	22	10.6	207	299,900	374,482
Year-to-date 2006	187	68.0	44	16.0	9	3.3	15	5.5	20	7.3	275	279,000	303,471
Bradford West Gwillimbury													
August 2007	3	37.5	3	37.5	0	0.0	1	12.5	1	12.5	8	--	--
August 2006	5	50.0	3	30.0	0	0.0	0	0.0	2	20.0	10	302,950	368,460
Year-to-date 2007	26	41.9	19	30.6	3	4.8	5	8.1	9	14.5	62	329,900	396,455
Year-to-date 2006	28	51.9	12	22.2	1	1.9	1	1.9	12	22.2	54	299,900	362,976
Town of Mono													
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2006	0	0.0	1	16.7	1	16.7	2	33.3	2	33.3	6	--	--
Year-to-date 2007	0	0.0	0	0.0	1	7.1	2	14.3	11	78.6	14	564,750	1,047,764
Year-to-date 2006	2	7.4	2	7.4	4	14.8	12	44.4	7	25.9	27	415,000	433,578
New Tecumseth													
August 2007	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	--	--
August 2006	22	73.3	7	23.3	1	3.3	0	0.0	0	0.0	30	269,990	269,906
Year-to-date 2007	75	79.8	17	18.1	0	0.0	0	0.0	2	2.1	94	270,400	281,069
Year-to-date 2006	139	84.2	21	12.7	2	1.2	2	1.2	1	0.6	165	249,900	264,917
Orangeville													
August 2007	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
August 2006	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2007	10	27.0	23	62.2	4	10.8	0	0.0	0	0.0	37	324,900	320,230
Year-to-date 2006	18	62.1	9	31.0	2	6.9	0	0.0	0	0.0	29	289,900	290,900
Toronto CMA													
August 2007	31	2.8	74	6.8	210	19.2	372	34.0	406	37.1	1,093	459,880	518,676
August 2006	156	9.8	339	21.3	335	21.0	480	30.2	282	17.7	1,592	394,950	450,479
Year-to-date 2007	348	3.8	970	10.7	1,716	18.9	3,005	33.2	3,021	33.3	9,060	441,100	511,322
Year-to-date 2006	962	9.3	1,958	18.9	2,500	24.1	3,035	29.3	1,910	18.4	10,365	398,000	455,243
Oshawa CMA													
August 2007	59	33.5	51	29.0	38	21.6	24	13.6	4	2.3	176	335,490	337,474
August 2006	92	39.3	53	22.6	45	19.2	35	15.0	9	3.8	234	322,945	335,950
Year-to-date 2007	608	48.3	328	26.0	174	13.8	124	9.8	26	2.1	1,260	305,490	318,478
Year-to-date 2006	605	46.5	329	25.3	196	15.1	124	9.5	46	3.5	1,300	306,900	325,532
Greater Toronto Area													
August 2007	83	6.5	120	9.4	269	21.0	401	31.4	406	31.7	1,279	425,000	493,938
August 2006	233	12.6	410	22.1	395	21.3	523	28.2	294	15.8	1,855	386,600	438,714
Year-to-date 2007	867	8.4	1,337	12.9	1,963	18.9	3,155	30.4	3,059	29.5	10,381	422,945	488,188
Year-to-date 2006	1,407	12.1	2,303	19.8	2,774	23.8	3,169	27.2	1,997	17.1	11,650	389,990	445,780

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2007

Submarket	Aug 2007	Aug 2006	% Change	YTD 2007	YTD 2006	% Change
Toronto City	996,057	697,837	42.7	953,267	842,516	13.1
Toronto	--	--	n/a	1,116,524	1,105,212	1.0
East York	--	1,108,458	n/a	1,045,335	898,204	16.4
Etobicoke	819,406	1,035,909	-20.9	833,945	924,982	-9.8
North York	1,165,568	1,312,802	-11.2	1,243,330	1,209,470	2.8
Scarborough	--	355,063	n/a	446,646	376,715	18.6
York	--	--	n/a	727,650	--	n/a
York Region	515,457	441,159	16.8	508,052	439,286	15.7
Aurora	--	468,782	n/a	603,559	650,552	-7.2
East Gwillimbury	--	368,861	n/a	457,675	460,567	-0.6
Georgina Township	417,108	281,195	48.3	380,782	279,512	36.2
King Township	--	--	n/a	817,000	904,800	-9.7
Markham	467,843	396,834	17.9	460,961	412,943	11.6
Newmarket	545,303	332,542	64.0	419,203	349,620	19.9
Richmond Hill	559,873	490,875	14.1	543,911	465,322	16.9
Vaughan	518,989	504,325	2.9	544,057	512,529	6.2
Whitchurch-Stouffville	454,965	469,628	-3.1	450,376	445,830	1.0
Peel Region	426,576	396,138	7.7	435,210	394,991	10.2
Brampton	398,536	363,105	9.8	394,537	371,612	6.2
Caledon	--	--	n/a	773,050	632,535	22.2
Mississauga	536,638	511,323	5.0	554,874	490,697	13.1
Halton Region	556,712	461,672	20.6	504,245	500,143	0.8
Burlington	451,493	425,239	6.2	415,552	519,225	-20.0
Halton Hills	--	376,658	n/a	452,597	383,999	17.9
Milton	386,264	337,841	14.3	394,483	359,761	9.7
Oakville	672,506	642,519	4.7	731,129	660,674	10.7
Durham Region	360,407	361,122	-0.2	364,866	340,757	7.1
Ajax	422,753	377,261	12.1	435,526	356,377	22.2
Brock	--	--	n/a	--	--	n/a
Clarington	329,742	289,809	13.8	305,123	295,639	3.2
Oshawa	327,520	352,687	-7.1	307,288	330,264	-7.0
Pickering	--	398,292	n/a	468,635	418,023	12.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	332,523	427,629	-22.2	369,228	386,786	-4.5
Whitby	362,004	347,621	4.1	347,805	338,179	2.8
Remainder of Toronto CMA	405,334	315,482	28.5	374,482	303,471	23.4
Bradford West Gwillimbury	--	368,460	n/a	396,455	362,976	9.2
Town of Mono	--	--	n/a	1,047,764	433,578	141.7
New Tecumseth	--	269,906	n/a	281,069	264,917	6.1
Orangeville	--	--	n/a	320,230	290,900	10.1
Toronto CMA	518,676	450,479	15.1	511,322	455,243	12.3
Oshawa CMA	337,474	335,950	0.5	318,478	325,532	-2.2
Greater Toronto Area (GTA)	493,938	438,714	12.6	488,188	445,780	9.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
August 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	4,586	10.4	7,289	12,092	13,371	54.5	332,670	2.9	343,282
	February	6,756	9.5	7,287	12,869	13,314	54.7	353,928	5.9	350,514
	March	8,707	10.2	7,218	16,457	13,142	54.9	353,134	6.8	347,327
	April	8,361	-5.4	6,942	15,419	13,067	53.1	366,683	7.2	354,775
	May	9,434	2.4	7,014	17,685	13,189	53.2	365,537	5.5	352,500
	June	8,730	-4.6	6,825	14,980	12,955	52.7	358,035	3.8	353,374
	July	7,086	-3.9	7,131	12,566	13,467	53.0	341,959	4.9	350,845
	August	6,976	-6.7	6,809	12,534	12,953	52.6	338,192	4.6	353,654
	September	6,621	-9.6	6,732	15,326	13,399	50.2	349,149	3.2	351,578
	October	6,876	-4.2	7,108	13,116	13,260	53.6	356,423	4.1	356,398
	November	6,262	-5.8	6,994	10,179	13,177	53.1	355,463	4.2	358,861
	December	4,447	4.5	7,493	4,874	12,803	58.5	336,217	2.9	355,934
2007	January	5,173	12.8	7,683	12,570	13,158	58.4	353,724	6.3	364,537
	February	6,772	0.2	7,295	11,880	12,574	58.0	368,687	4.2	363,994
	March	8,518	-2.2	7,314	15,218	12,752	57.4	365,285	3.4	365,452
	April	9,452	13.0	8,015	15,793	13,148	61.0	379,025	3.4	367,489
	May	11,106	17.7	8,031	17,419	13,021	61.7	382,689	4.7	368,489
	June	10,451	19.7	8,196	14,655	12,953	63.3	381,963	6.7	373,082
	July	8,912	25.8	8,562	12,600	13,034	65.7	366,012	7.0	375,991
	August	8,057	15.5	7,899	12,109	12,578	62.8	361,898	7.0	376,539
	September									
	October									
	November									
	December									
	Q2 2006	26,525	-2.5		48,084			363,429	5.5	
	Q2 2007	31,009	16.9		47,867			381,327	4.9	
	YTD 2006	60,636	0.6		114,602			353,153	5.3	
	YTD 2007	68,441	12.9		112,244			371,712	5.3	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	534	14.8	807	1,544	1,565	51.6	250,628	3.6	255,326
	February	821	24.2	877	1,591	1,586	55.3	257,030	4.0	255,879
	March	983	14.3	829	1,994	1,629	50.9	258,048	3.5	256,034
	April	931	-7.6	732	1,875	1,489	49.1	261,891	5.3	259,923
	May	1,020	0.7	766	2,048	1,563	49.0	264,199	4.1	258,538
	June	955	-1.8	760	1,670	1,497	50.8	265,839	3.6	259,574
	July	800	-5.8	751	1,365	1,446	51.9	259,470	3.2	257,412
	August	760	-5.9	778	1,465	1,487	52.3	259,462	3.0	259,017
	September	720	-8.6	752	1,605	1,448	51.9	256,378	-0.6	255,652
	October	697	-4.5	752	1,400	1,429	52.6	256,753	0.2	258,678
	November	634	-4.8	766	1,126	1,552	49.4	250,363	-3.8	254,072
	December	499	21.4	830	511	1,454	57.1	248,442	-1.9	257,981
2007	January	581	8.8	878	1,519	1,537	57.1	265,508	5.9	270,587
	February	791	-3.7	847	1,364	1,364	62.1	263,039	2.3	262,322
	March	969	-1.4	819	1,532	1,257	65.2	265,022	2.7	263,047
	April	1,083	16.3	849	1,795	1,415	60.1	232,285	-11.3	230,460
	May	1,192	16.9	892	1,958	1,485	60.1	275,723	4.4	269,633
	June	1,110	16.2	884	1,596	1,424	62.1	271,394	2.1	264,709
	July	958	19.8	901	1,393	1,486	60.7	267,497	3.1	265,665
	August	884	16.3	899	1,440	1,464	61.4	265,493	2.3	264,788
	September									
	October									
	November									
	December									
	Q2 2006	2,906	-2.9		5,593			263,998	4.4	
	Q2 2007	3,385	16.5		5,349			260,406	-1.4	
	YTD 2006	6,804	2.5		13,552			260,210	3.8	
	YTD 2007	7,568	11.2		12,597			263,156	1.1	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2007

		InteRemainder Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	107.6	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	108.5	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	108.7	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	109.0	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	108.9	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	108.5	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	108.5	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	108.1	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	108.0	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	108.3	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	108.5	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	108.2	2,844	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,867	6.5	69.4	785
	March	669	6.40	6.49	139.4	110.3	2,866	6.7	69.5	784
	April	678	6.60	6.64	139.4	110.8	2,860	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,853	6.9	69.2	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.9	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,851	7.0	68.9	810
	August	715	7.05	7.24		110.6	2,857	7.0	69.0	819
	September									
	October									
	November									
	December									

*P & I means Principal and InteRemainder (assumes \$100,000 mortgage amortized over 25 years using current 5 year inteRemainder rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

August 2007

		InterRemainder Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	175.6	6.7	69.7	809
	February	667	5.85	6.45	135.5	107.6	174.7	6.6	69.1	820
	March	667	6.05	6.45	135.8	108.5	174.7	6.4	68.8	821
	April	685	6.25	6.75	136.3	108.7	175.2	6.0	68.5	820
	May	685	6.25	6.75	136.7	109.0	176.2	6.1	68.8	821
	June	697	6.60	6.95	137.3	108.9	178.5	6.1	69.5	829
	July	697	6.60	6.95	137.8	108.5	180.1	6.5	70.2	827
	August	691	6.40	6.85	138.4	108.5	180.9	6.5	70.4	816
	September	682	6.40	6.70	138.4	108.1	178.7	6.9	69.7	808
	October	688	6.40	6.80	138.3	108.0	178.0	6.8	69.1	811
	November	673	6.40	6.55	138.8	108.3	176.8	6.9	68.6	810
	December	667	6.30	6.45	138.9	108.5	177.4	6.7	68.5	813
2007	January	679	6.50	6.65	139.0	108.2	177.3	6.5	68.2	823
	February	679	6.50	6.65	139.2	109.3	177.3	6.4	67.9	836
	March	669	6.40	6.49	139.4	110.3	177.9	6.1	67.8	838
	April	678	6.60	6.64	139.4	110.8	178.6	6.2	68.0	826
	May	709	6.85	7.14	140.0	111.2	181.1	6.0	68.6	813
	June	715	7.05	7.24	140.8	110.7	181.7	6.0	68.8	810
	July	715	7.05	7.24	141.1	110.7	182.2	6.0	68.8	810
	August	715	7.05	7.24		110.6	180.8	6.6	68.5	821
	September									
	October									
	November									
	December									

*P & I means Principal and InterRemainder (assumes \$100,000 mortgage amortized over 25 years using current 5 year interRemainder rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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